Promoting the wise use of land
Helping build great communities

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
March 17, 2006	Lauren Lajoie Lajoie Planning Services (805) 545-7738	Akey/Cingular	D030158P
LOCAL EFFECTIVE DATE March 21, 2006			
APPROX FINAL EFFECTIVE DATE April 21, 2006			

SUBJECT

Request by Clay Akey/Cingular Wireless for a Minor Use Permit/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of four 4-foot panel antennae located on 17-foot poles in two sectors and associated ground mounted equipment. The project will result in the disturbance of approximately 2,250 square feet of a 28 acre parcel. The project site is within the Agricultural land use category and is located on the west side of Villa Creek Road (at 4880 Villa Creek Road), northeast of Highway 1, approximately eight miles north of the community of Cayucos. The site is in the Estero planning area.

RECOMMENDED ACTION

1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Minor Use Permit D030158P based on the findings listed in Exhibit A and the conditions listed in Exhibit B

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 10, 2005 for this project. Mitigation measures are proposed to address visual resources, biological resources, cultural resources, geology, and hazards are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Agriculture	Local Coastal Plan (LCP), Coastal Streams and Riparian Vegetation (SRV), Archaeologically Sensitive (AS), Geologic Study Area (GS), Flood Hazard (FH)	046-091-040	2

PLANNING AREA STANDARDS:

Does the project meet applicable Planning Area Standards: Yes, as conditioned.

LAND USE ORDINANCE STANDARDS:

Communications Facilities

Does the project conform to the Land Use Ordinance Standards: Yes

FINAL ACTION

This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

EXISTING USES: Residence	
SURROUNDING LAND USE CATEGORIES AND USES: *North:* Agriculture/Residence, agricultural buildings *South:* Agriculture/Highway 1, undeveloped	*East:* Agriculture/Undeveloped *West:* Agriculture/Residence
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: CDF	ACCEPTANCE DATE: September 12, 2005

PROJECT ANALYSIS

The current project consists of four 4-foot panel antennae located on 17-foot poles and associated ground mounted equipment located approximately 1,000 feet east of Highway 1, adjacent to an existing single-family residence. The panel antennae will be located on the hillside in two sectors and ground-mounted equipment will be located on a concrete pad, encompassing approximately 500 square feet and surrounded by a wooden fence. Existing pine and eucalyptus trees provide significant backdrop screening for the stub mounts and also screen the proposed equipment shelter from public view.

The applicant provided mock-ups of the proposed stub mounts and equipment shelter. After review of the mock-up, staff recommended moving the equipment shelter approximately 25 feet northeast towards the existing residence to utilize existing topography for additional screening. In addition, the south-facing antennae were moved further up the hillside to fully utilize the backdrop vegetation. The proposed antennas will be placed on stub mount poles and painted green to match existing vegetation. A visual resource assessment prepared for the project found no significant visual concerns with the proposed facility.

The applicant has agreed to remove four power poles and underground utilities to the site. Utilities would be placed along the existing dirt driveway providing access to the residence and to the project site. A cultural resource monitor and biological resource monitor will be present during ground disturbance and construction activities.

LAND USE ORDINANCE STANDARDS:

Section 23.08.284 – Communication Facilities

Section 23.08.284(a)2 requires applications for communications facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. *The applicant supplied a report to evaluate the proposed cellular communications facilities for compliance with appropriate guidelines limiting human exposure to Radio Frequency (RF) electromagnetic fields. The RF report for this project, dated March 2, 2004, by Hammett & Edison, Inc., calculates a maximum RF emissions reading, which was equivalent to 6.2% of the FCC standard and concludes that the facility will operate within the FCC standard for RF emissions. Any fencing required to meet FCC guidelines shall not be visible from public roadways.*

Section 23.08.284b(2)(iii)(b), states that if co-location is not proposed, information of adjacent facilities shall be provided. *No cellular facilities currently exist in the area. The project site could accommodate co-location of additional service providers, but given the visual sensitivity, a new land use permit will be required to ensure similarly designed facilities.*

Section 23.05.120-Underground Utilities

Coastal Zone Land Use Ordinance Section 23.05.0120 states that utilities serving new development shall be installed underground. *The project has been conditioned to require removal of four power poles and lines located on the hillside and visible from Highway 1. Utilities to serve the existing residence and proposed wireless facility would be routed underground along the existing access road.*

COMBINING DESIGNATIONS:

Section 23.07 Combining Designations:

Coastal Zone Land Use Ordinance Section 23.07 requires project design that will give careful consideration to the land features, structures and activities identified by the combining designations. *The subject property contains several combining designations including Flood Hazard, Geologic Study, Coastal Streams and Riparian Vegetation that are located on areas at least 100 feet away from any proposed site disturbance (refer to attached Land Use Category Map).*

Section 23.07.104 Archaeologically Sensitive Areas:

Coastal Zone Land Use Ordinance Section 23.07.104 establishes requirements to protect and preserve resources in the coastal zone identified as archaeologically sensitive. Those requirements include a preliminary site survey and monitoring during construction. The project has been conditioned to ensure that the project design and development incorporates adequate measures to ensure protection of significant archaeologically resources. All construction activities will be monitored and a qualified archaeologist is required to submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

COASTAL PLAN POLICIES:

Shoreline Access: ☒ N/A
Recreation and Visitor Serving: ☒ N/A
Energy and Industrial Development: ☒ N/A
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A
Environmentally Sensitive Habitats: ☒ N/A
Agriculture: ☒ N/A
Public Works: ☒ N/A
Coastal Watersheds: ☒ N/A
Visual and Scenic Resources: Policy No(s): 1, 2, 4 and 8
Hazards: ☒ N/A
Archeology: Policy No(s): 4, 5 and 6
Air Quality: ☒ N/A

COASTAL PLAN POLICY DISCUSSION:

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources
Policy 2: Site Selection for New Development.
Policy 4: New Development in Rural Areas.
Policy 8: Utility Lines within View Corridors

These policies state that permitted development shall be sited so as to protect views to and along scenic coastal areas. New development shall be sited to minimize its visibility from public view corridors. Structures shall be designed (height, bulk, style) to be subordinate to, and blend with, the rural character of the area. In addition, wherever possible, site selection for new development shall emphasize locations not visible from major public view corridors. New development which cannot be sited outside of public view corridors is to be screened utilizing native vegetation.

Mock-ups, photo-simulations and a Visual Analysis were prepared for the proposed project. The project is located adjacent to Highway 1, a Scenic Highway. Existing visible built elements include a single-family residence, overhead power lines and power poles. Antennas will be painted matte finish dark green to blend with the surrounding and backdrop vegetation and will not be lighted. The antenna design integrates into the visual setting since there is existing vertical vegetation surrounding the site provided by approximately 15 to 100-foot tall pine and eucalyptus trees that provide visual backdrop as seen from Highway 1. The equipment shelter will be screened from public view by topography and vegetation. The proposed project will be difficult to distinguish because of existing trees that act as screening in both foreground and background.

Section 320 of the California Public Utilities Code requires that all new or relocated electric and communication distribution facilities within 1,000 feet of an official designated scenic highway and visible from that highway, be buried underground where feasible. *Four power poles and overhead lines will be removed and utilities routed underground along the existing access road to the project site.*

Archeology

Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas
Policy 5: Mitigation Techniques for Preliminary Site Survey before Construction
Policy 6: Archaeological Resources Discovered during Construction or Other Activities

These policies state that an archaeological survey be conducted in sensitive areas. Mitigation shall be applied as necessary prior to and during construction to protect potential resources and construction shall cease in the event substantial archaeological resources are discovered during construction. *A Phase I surface survey was completed for the project. The improvements are not proposed near identified archaeological resources. To ensure the project will not impact unidentified resources during construction, a qualified archaeologist would be present during all grading activities. A monitoring plan is required, which includes procedures for halting work and proper notification if resources are discovered. A final report is required prior to final inspection.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned.

AGENCY REVIEW:
Public Works - Recommend approval - no concerns
Agricultural Commissioner – Less than significant impacts
County Parks - No concerns
California Coastal Commission - No response
Environmental Health - Hazardous Material Plan required
Cayucos Land Use Committee – Recommend approval
North Coast Advisory Council – Recommend approval - no concerns
Caltrans- No response

LEGAL LOT STATUS:
The lot was legally created by lot line adjustment COAL 80-007 and is identified as Lot B.

Staff Report prepared by Lauren Lajoie, Director, Lajoie Planning Services
and reviewed by Marsha Lee, County Planner

EXHIBIT A - FINDINGS

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq., has been issued on November 24, 2005 for this project.

Minor Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because communications facilities are an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the unmanned wireless communication facility does not generate activity that presents a potential threat to the surrounding property and buildings. The Radio Frequency report prepared for this site concluded the maximum cumulative RF level that will be 6.2% of the applicable public exposure limit and this project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed use consists of an unmanned wireless communications facility and will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Villa Creek Road, a local road constructed to a level able to handle any additional traffic associated with the project. The only traffic associated with the project is a single vehicle performing routine maintenance every four to six weeks.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast as it is located east of Highway 1, in excess of one (1) mile east of the Pacific Ocean and the project will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because all construction activities will be monitored and a qualified archaeologist is required to submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Sensitive Resource Area

I. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed improvements are located at least 1,000 feet from Villa Creek and the trenching required to underground the existing utilities is located along an existing road and is at least 300 feet from Villa Creek and associated riparian vegetation.

J. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the proposed improvements were carefully placed to use natural features and topography to mitigate potential visual impacts from public roadways and the natural features of the site that were the basis for the Sensitive Resource Area designation will not be impacted.

K. The proposed clearing of topsoil is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the site disturbance required to install four poles and an approximately 350 square foot equipment shelter is minimal and the trenching required to underground existing utilities will occur along an existing road. No tree removal is authorized.

L. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the proposed project minimizes site disturbance, utility trenching is required to occur along an existing road, and the project has been conditioned to require the implementation of a sedimentation and erosion control plan prepared by a Registered Civil Engineer.

Streams and Riparian Vegetation

M. The proposed project is a wireless communication facility that is an allowable use and the improvements will be located at least 1,000 feet from Villa Creek and the trenching required to underground the existing utilities is located along an existing road and is at least 300 feet from Villa Creek, therefore no alternative locations and routes are feasible or more environmentally damaging because as designed site disturbance is minimizes and located as far away from Villa Creek as possible.

N. Adverse environmental effects have been mitigated to the maximum extent feasible.

O. The proposed project does not require an adjustment to the riparian setback.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the installation and operation of a wireless communications facility including the following improvements:

   a. 4 four-foot panel antennas flush mounted to 17-foot poles
   b. A 340 square-foot equipment enclosure
   c. Under grounding of utilities along the existing access road
   d. Removal of four power poles and associated overhead lines
   e. All improvements including, but not limited to antennas and FCC required fencing shall be located below the ridge line, shall not silhouette against the sky, and shall not be visible from Highway 1 or any public road.

2. All development shall be consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Conditions to be completed prior to issuance of construction permit

Aesthetic/Visual Resources

3. **Prior to issuance of construction permits,** the applicant shall revise the project plans as follows:

   a. Equipment location shall be moved approximately 25 feet to the northeast to visually screen the equipment as seen from Highway 1 using existing topography in case disease, fire, or other natural event eliminates existing vegetation screening.

   b. The microwave dish shall be removed from project plans. No microwave dish is authorized.

   c. The four power poles from Highway 1 to the existing residence shall be removed. Utilities shall be under grounded along the existing access driveway.

4. **Prior to issuance of a construction permit,** the applicant shall submit a color board for all proposed improvements (including, but not limited to antennas, mounting brackets, cable, posts, equipment shelters). The color to be used shall be matte finish to blend with the surrounding vegetation or terrain.

5. **Prior to issuance of a construction permit**, the applicant shall execute and record an agreement in a form acceptable to County Counsel that ensures in the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed, the applicant shall place on-site vegetation screening approved by the County that provides comparable screening of the project from public view, and be maintained for the life of the project.

6. **Prior to the issuance of a construction permit**, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC

guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited. All proposed fencing shall be located below the ridgeline.

Biological Resources

7. **Prior to issuance of construction permit,** the applicant shall retain a qualified individual, approved by the Environmental Coordinator, to monitor all grading activities on the project site and on a weekly basis during construction to ensure proper implementation of sedimentation and erosion control methods, tree protection and limits of site disturbance. The individual shall submit a letter to the Environmental Coordinator verifying that s/he has been retained.

Cultural Resources

8. **Prior to issuance of construction permit,** the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

   A. List of personnel involved in the monitoring activities;
   B. Description of how the monitoring shall occur;
   C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
   D. Description of what resources are expected to be encountered;
   E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
   F. Description of procedures for halting work on the site and notification procedures;
   G. Description of monitoring reporting procedures.

Fire Safety

9. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Geology and Soils

10. **Prior to issuance of building permit,** the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall address all site disturbance and include, but not be limited to, the following measures:

    a) *Slope surface stabilization*: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

    b) *Final erosion control measures*: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

    c) *Control of off-site effects:* All site disturbance shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Hazards/Hazardous Materials

11. **Prior to issuance of a construction permit,** the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed cellular facility to the County Environmental Health office for review and approval.

Site Restoration

12. **Prior to issuance of a construction permit**, the applicant shall post a performance bond with the County in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Biological Resources

13. **During construction,** a qualified monitor shall be present during all grading activities on the project site and on a weekly basis during construction to ensure proper implementation of sedimentation and erosion control methods, tree protection and limits of site disturbance.

Cultural Resources

14. **During all ground disturbing construction activities,** the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

15. **In the event archaeological resources are unearthed or discovered during any construction activities,** the following standards apply:

    a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
    b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department of Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

16. **During construction,** activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/ establishment of the use

17. **Prior to final inspection,** the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.

18. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

19. **Prior to final inspection**, the applicant shall paint all proposed improvements including but not limited to antennae, brackets, cables, equipment shelter, and generators the colors approved by the Department of Planning and Building.

20. **Prior to final inspection,** all proposed improvements including, but not limited to antennas, mounting brackets, cable, posts and equipment shelters shall be located below the ridgeline, shall not silhouette above the sky, and shall not be visible from Highway 1.

21. **Prior to final inspection,** the applicant shall install the approved fencing plan.

Cultural Resources

22. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first),** the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Undergrounding of Utilities

23. **Prior to final inspection,** the applicant shall install all utilities serving the project underground along the existing access road rather than by use of poles and overhead lines. Four existing overhead poles and associated lines located up the ridgeline from Highway 1 to the project shall be removed.

Explanatory Warning Signs for Occupational Exposures

24. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. The signs shall not be visible from Highway 1 or any public road. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Biological Resources

25. **Prior to final inspection,** a monitoring summary report shall be prepared by a qualified individual and submitted to the Department of Planning and Building to verify that no impacts to adjacent vegetation occurred.

Hazardous Materials

26. **Prior to final inspection,** the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

On-going conditions of approval (valid for the life of the project)

27. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

28. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

29. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

30. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.

Visual/Aesthetic Resources

31. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.

32. **In the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed**, the applicant shall submit a landscape, irrigation and maintenance plan for review and approval to the Department of Planning and Building. The plan shall be prepared by a landscape professional. The plan shall include location,

species and size of all proposed plant material and existing vegetation. The plan shall use drought tolerant species, utilizing California natives to the greatest extent possible. Vegetation shall be sized to provide comparable screening of the project from public view and be maintained for the life of the development.

33. **In the event any off-site or on-site vegetation that provides backdrop screening or screening in front of the facility as seen from public roads is diseased/damaged/removed**, the applicant shall retain a qualified individual (e.g. arborist, landscape architect/contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the Department of Planning and Building one year after the initial planting and thereafter on an annual basis, until the monitor in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report.

34. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

35. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

Electric and Magnetic Fields

36. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

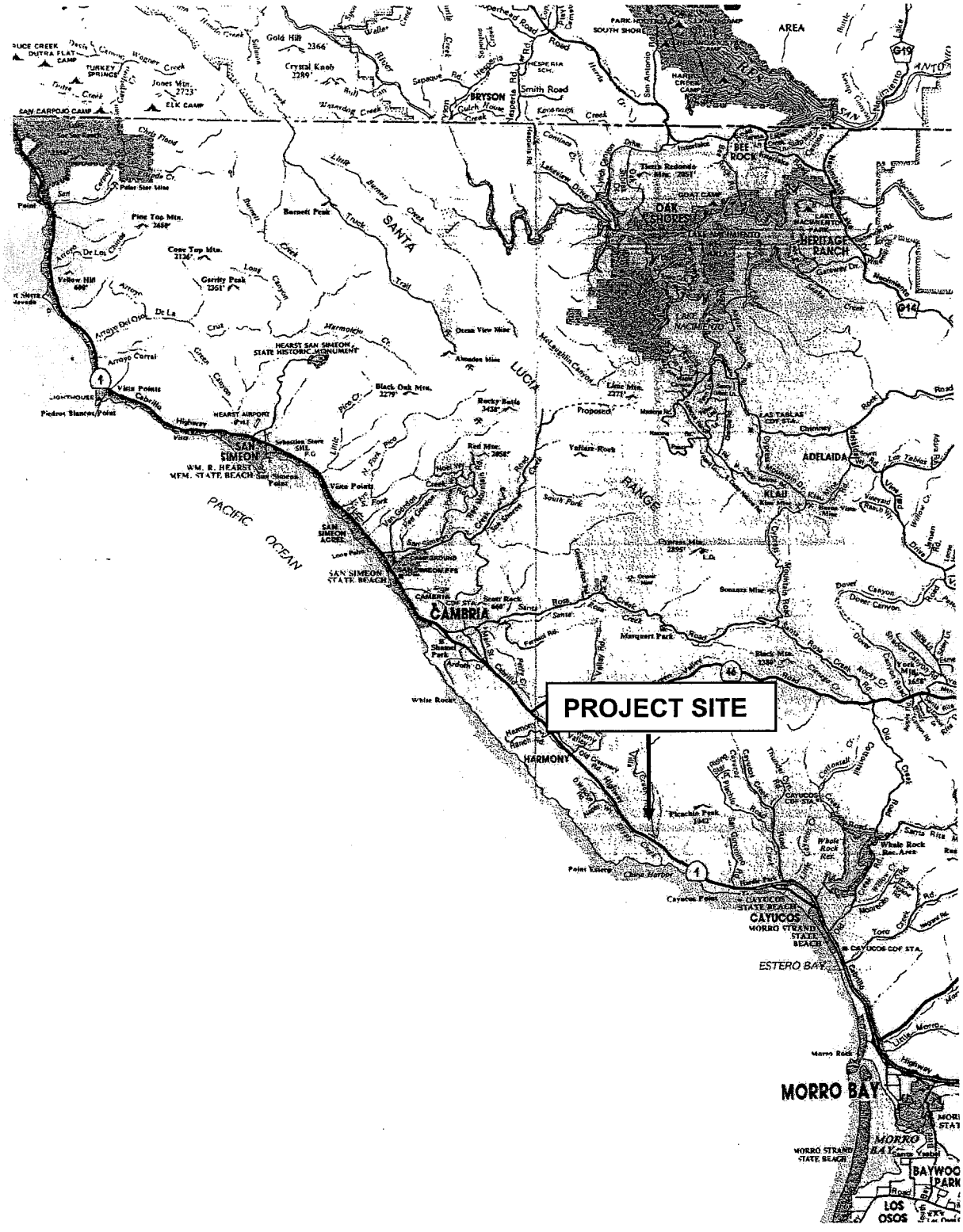
Lighting

37. No exterior lighting is approved for the project.

Noise

38. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator.

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



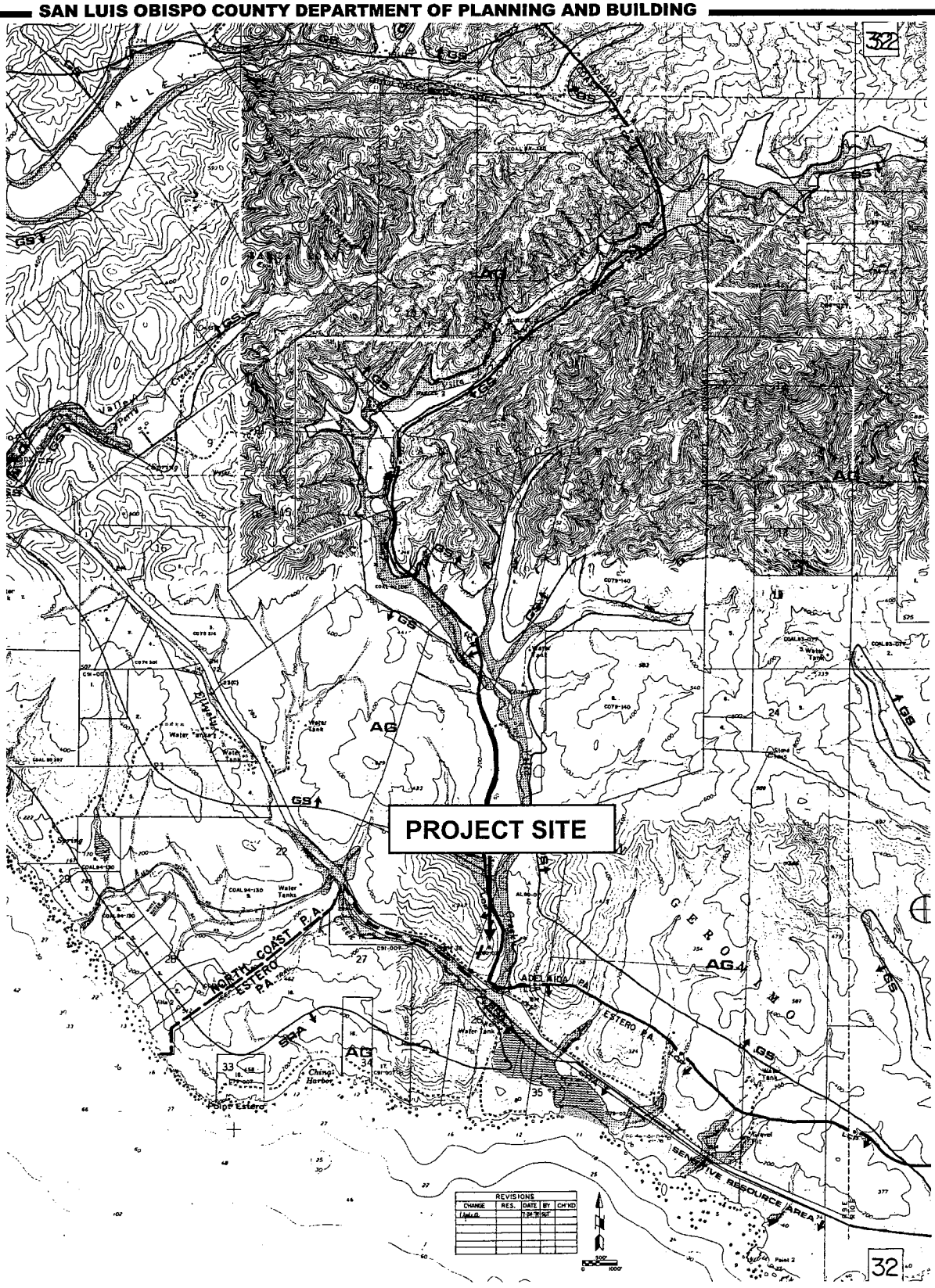
PROJECT

D030158D
Akey/Cingular

EXHIBIT

Site Vicinity

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



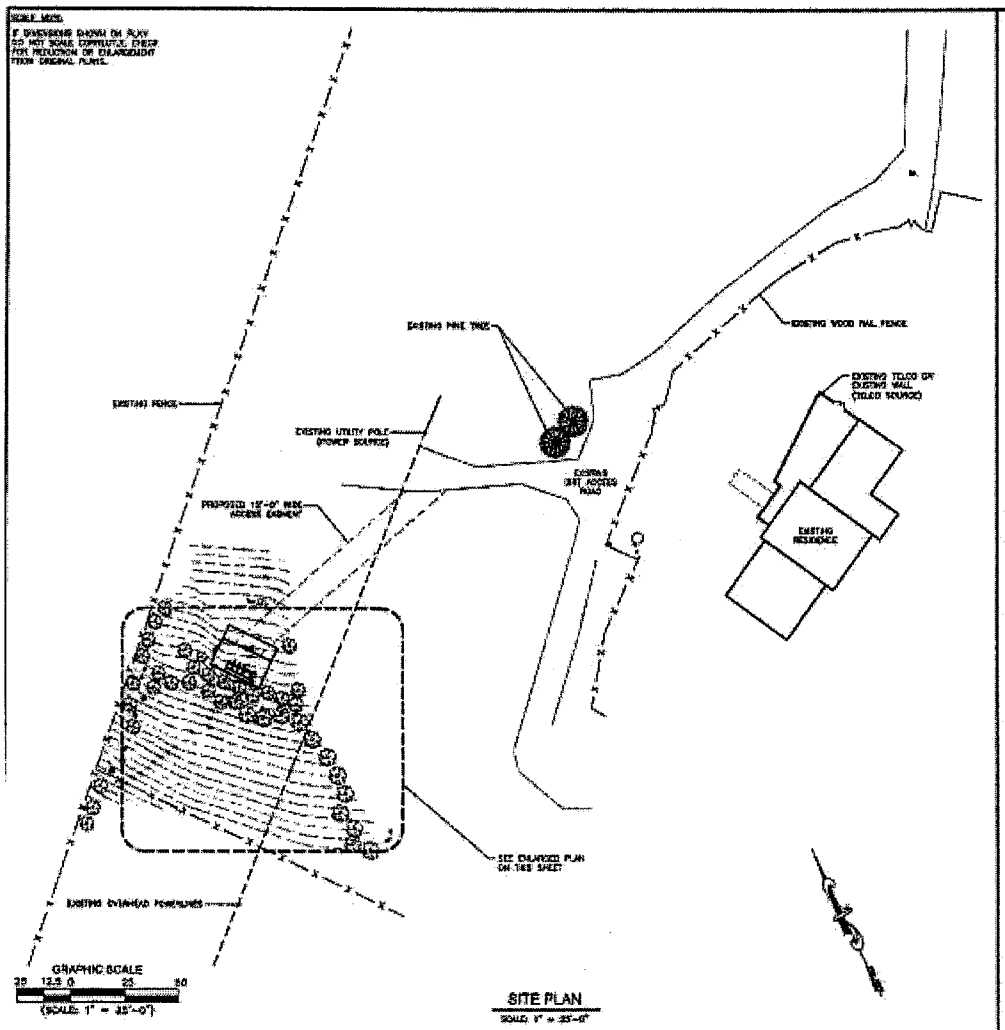
PROJECT

D030158D
Akey/Cingular

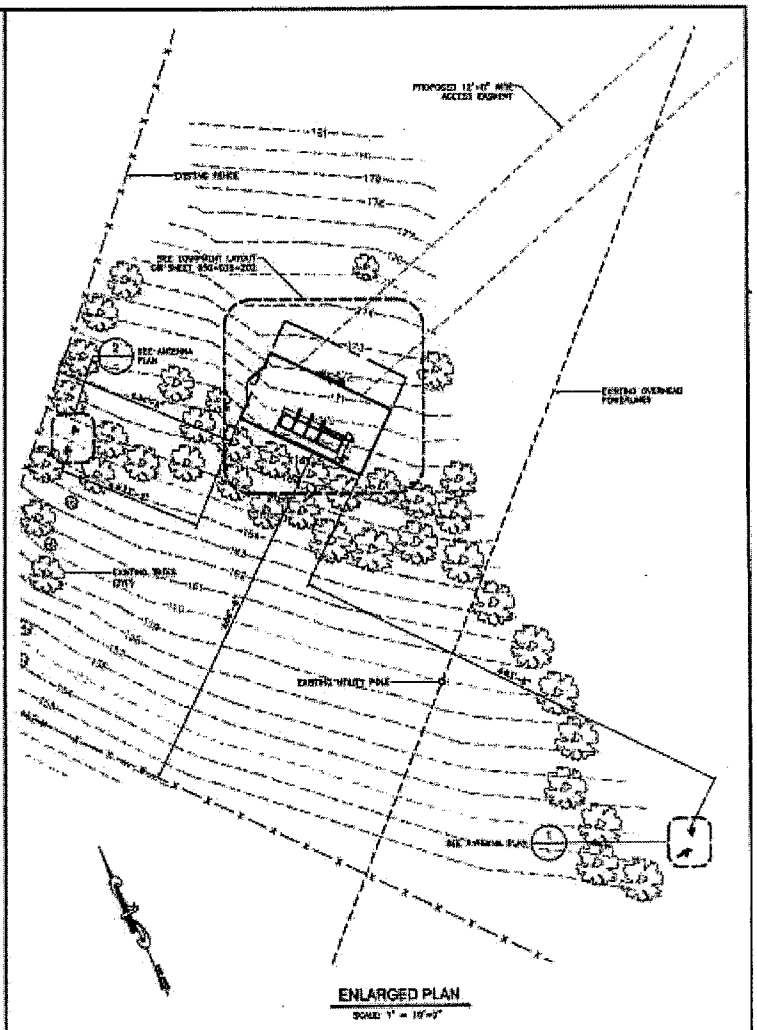
EXHIBIT

Land Use Category

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



SITE PLAN



ENLARGED PLAN

URS
1615 MURRAY CANYON ROAD, STE 1000
SAN DIEGO, CA 92108
(tel) 619-294-9400
(fax) 619-293-7920

MITRI RESIDENCE
SITE NO. 950-018-003A
4550 VILLA CREEK ROAD
CAYUCOS, CA 93430

AT&T
AT&T WIRELESS SERVICES, INC.

NO.	DATE	ADDENDA	BY	CHK'D APP'D
2	01/15/04	ADDED EXISTING TREES	AAA	BL	BS
1	12/30/03	ADDED MICROWAVE PANEL ANTENNA	AAA	BL	BS
0	12/19/03	ISSUED FOR ZONING	AAA	BL	BS
A	12/11/03	I.D. ISSUED FOR REVIEW	AAA	BL	BS

SCALE: AS SHOWN | DESIGNED: AAA | DRAWN: AAA

SITE PLAN AND ENLARGED PLAN

JOB NO.	DRAWING NUMBER
24897	950-018-003A-Z01

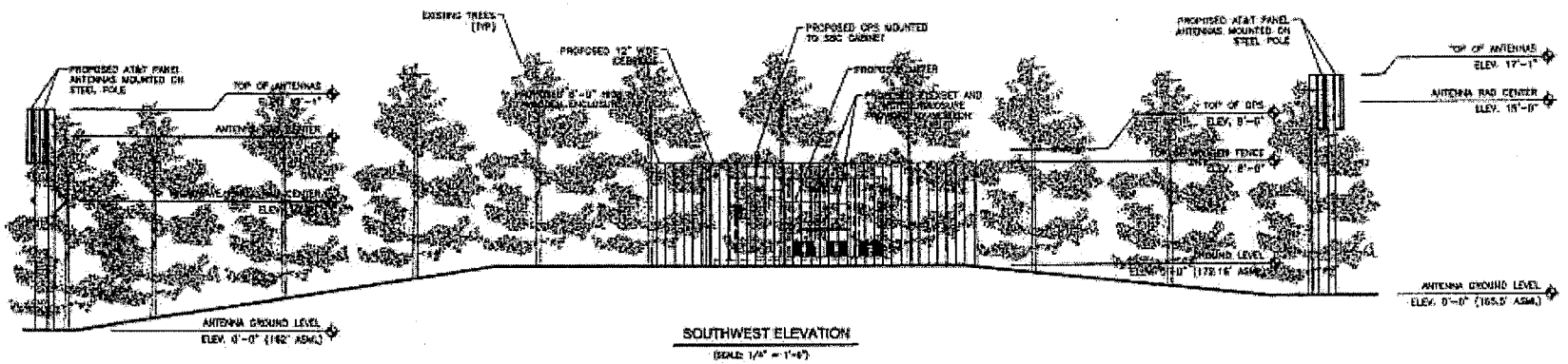
PROJECT

D030158D Akey/Cingular

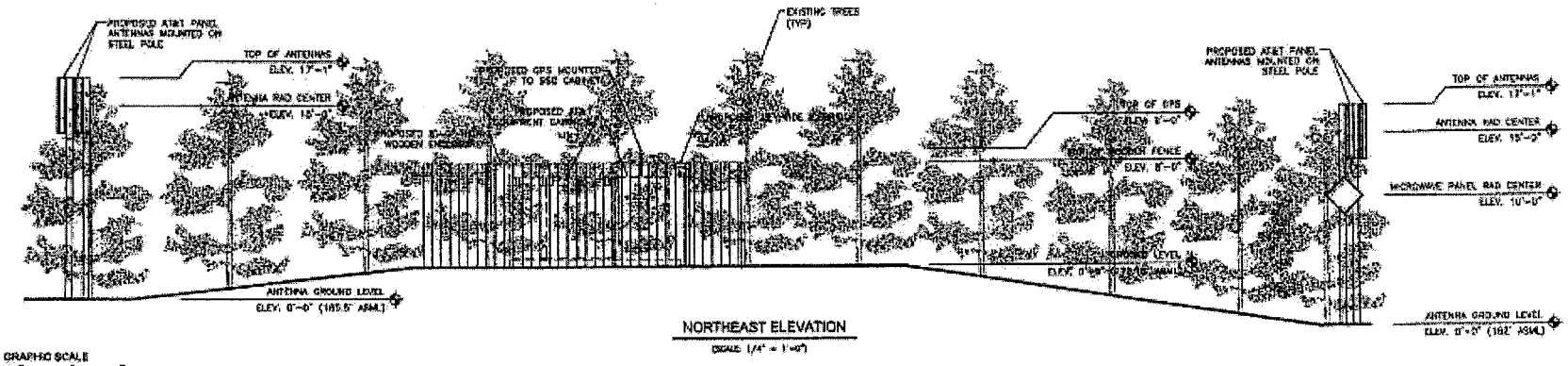
EXHIBIT

Site Plan

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



SOUTHWEST ELEVATION
(SCALE: 1/4" = 1'-0")



NORTHEAST ELEVATION
(SCALE: 1/4" = 1'-0")

GRAPHIC SCALE
(SCALE: 1/4" = 1'-0")

URS
1415 MURRAY CANYON ROAD, STE 1000
SAN DIEGO, CA 92108
(tel) 619-294-9400
(fax) 619-293-7620

MITRI RESIDENCE
SITE NO. 950-018-003A
4865 VILLA CREEK ROAD
CAYUCOS, CA. 93430

AT&T
AT&T WIRELESS SERVICES, INC.
12555 RANCHO BERNARDO
SAN DIEGO, CA 92128

3	01/15/04	ADDED EXISTING TREES	AM	RL
2	12/30/03	ADDED MICROWAVE PANEL ANTENNA	AM	RL
1	12/19/03	REVISED PER COMMENTS	AM	RL
A	12/13/03	C.D. ISSUED FOR REVIEW	AM	RL
NO.	DATE	REVISIONS	BY	CHK

DRAWN: AM

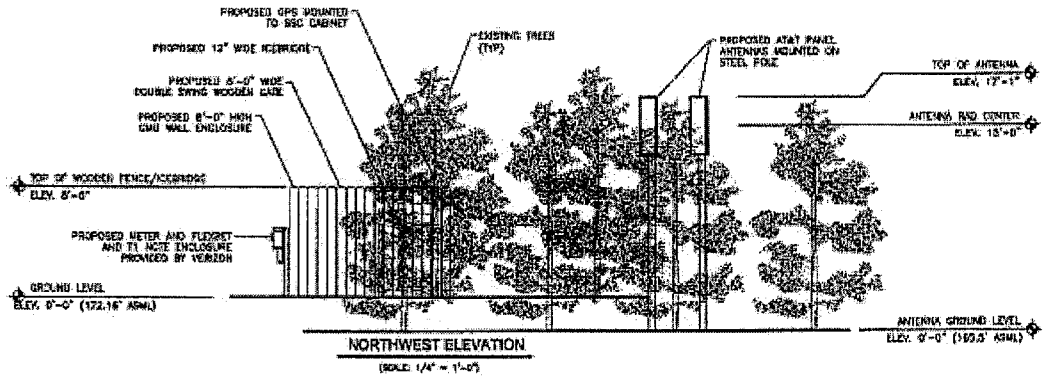
ELEVATIONS

JOB NO.	DRAWING NUMBER
24897	950-018-003A-Z03

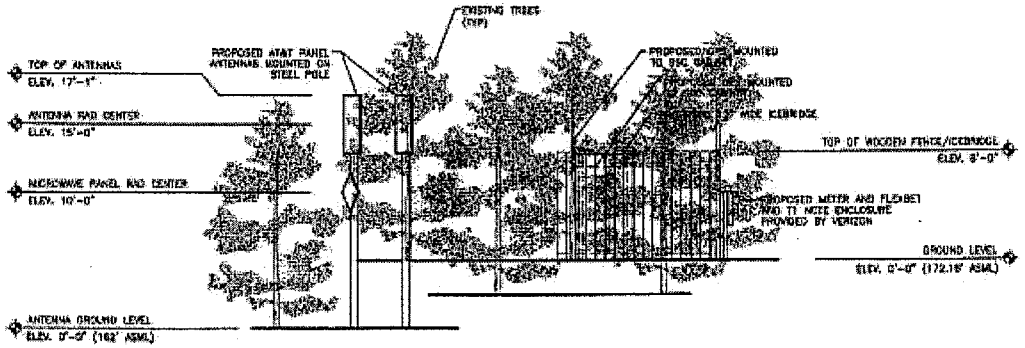
PROJECT
D030158D Akey/Cingular

EXHIBIT
Southwest and Northeast Elevations

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



NORTHWEST ELEVATION
(SCALE: 1/4" = 1'-0")



SOUTHEAST ELEVATION
(SCALE: 1/4" = 1'-0")

GRAPHIC SCALE
(SCALE: 1/4" = 1'-0")

URS
1615 MURRAY CANYON ROAD, STE 1000
SAN DIEGO, CA 92108
(tel) 619-294-9400
(fax) 619-293-7320

MITRI RESIDENCE
SITE NO. 950-018-003A
4960 VELA CREEK ROAD
CAYUCOS, CA 93430

AT&T
AT&T WIRELESS SERVICES, INC.

NO	DATE	REVISIONS	BY	CHK	APP'D
3	01/15/04	ADDED EXISTING TREES	AM	DL	EE
2	12/30/03	ADDED MICROWAVE PANEL ANTENNA	AM	DL	MB
1	12/18/03	RELOC TOP ICEBRI	AM	DL	MB
A	12/12/03	P.D. RELOC TOP SERVICE	AM	DL	EE

SCALE: AS SHOWN | RESEARCH: AM | DRAWN: AM

ELEVATIONS

JOB NO.	DRAWING NUMBER
24897	950-018-003A-Z04

PROJECT
D030158D Akey/Cingular

EXHIBIT
Northwest and Southeast Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

PROJECT

D030158D Akey/Cingular

EXHIBIT

Mock-Ups with Sim. of Removed Power Poles

AT&T Wireless • Proposed Base Station (Site No. 950-018-003A)
4880 Villa Creek Road • Cayucos, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Wireless, a wireless telecommunications carrier, to evaluate the base station (Site No. 950-018-003A) proposed to be located at 4880 Villa Creek Road in Cayucos, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive thresholds for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "cabinets") that are connected to the traditional wired telephone lines or to a microwave relay, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their

energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by AT&T, including zoning drawings by URS, dated January 15, 2004, it is proposed to mount four Allgon Model 7542 directional panel PCS antennas on four new 17-foot poles to be sited near 4880 Villa Creek Road in Cayucos. The antennas would be mounted at an effective height of about 15 feet above ground and would be oriented in pairs, with 2° downtilt, toward 130° T and 315° T. The maximum effective radiated power in any direction would be 1,260 watts, representing the simultaneous operation of four channels at 315 watts each. Also proposed to be mounted on one of the poles would be a microwave panel antenna, for interconnection of this site with others in the AT&T network. There are reported no other wireless telecommunications base stations installed nearby.

Study Results

The maximum ambient RF level anywhere at ground due to the proposed AT&T operation is calculated to be 0.062 mW/cm^2, which is 6.2% of the applicable public limit. The maximum level at the nearest home* is 1.3% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels. The microwave antenna is in point-to-point service and is so directional that it makes no significant contribution to RF exposure conditions at ground level.

* Located about 190 feet away, based on the drawings.

No Recommended Mitigation Measures

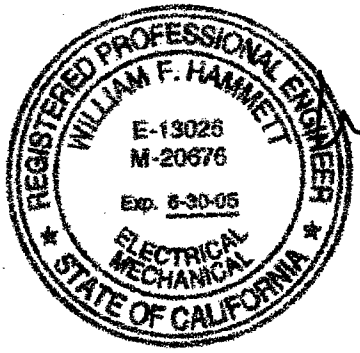
Since they are to be mounted on tall poles, the AT&T antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that AT&T will, as an FCC licensee, take adequate steps to ensure that its employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by AT&T Wireless at 4880 Villa Creek Road in Cayucos, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

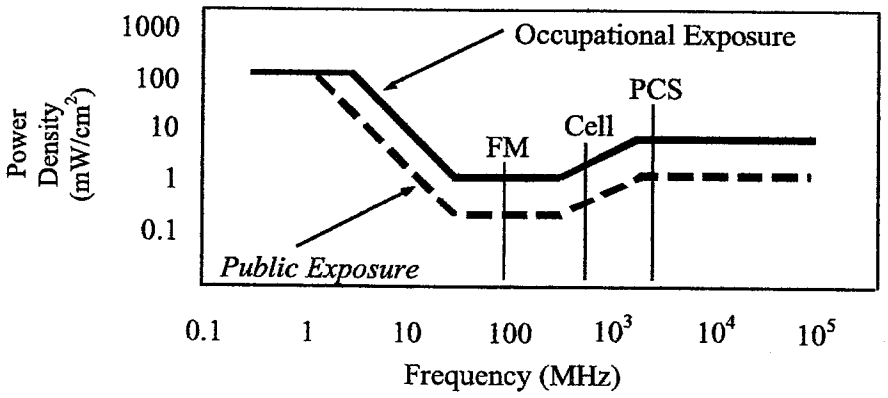
March 2, 2004

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (LL)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED05-027 **DATE: November 24, 2005**

PROJECT/ENTITLEMENT: Mitri/Cingular Development Plan D030158D

APPLICANT NAME: Issa V. Mitri/Cingular Wireless
ADDRESS: 2495 Ironwood Ave., Morro Bay, CA 93442
CONTACT PERSON: Tricia Knight: Infranext **Telephone:** 805-448-4221

PROPOSED USES/INTENT: Request by Issa V. Mitri/Cingular Wireless for a Development Plan/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of four 4-foot panel antennae located on 17.1-foot poles in two sectors and associated ground mounted equipment. The project will result in the disturbance of approximately 2,250 square feet of a 28 acre parcel.

LOCATION: West side of Villa Creek Road (at 4880 Villa Creek Road), northeast of Highway 1, approximately eight miles north of the community of Cayucos. The site is in the Estero planning area.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....5 p.m. on

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination **State Clearinghouse No.** _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency

California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Mitri/Cingular D030158D; ED03-488

Project Applicant

Name:	Cingular Wireless
Address:	3345 Michelson Dr. #100
City, State, Zip Code:	Irvine, CA 92618
Telephone #:	949-302-8066

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.

( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.

(X) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.

( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No._____ .

( ) Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

_____

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Mitri/Cingular Development Plan ED 03-488; D030158D

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☐ Biological Resources	☐ Population/Housing	☐ Water
☒ Cultural Resources	☐ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lajoie Planning Services — Lisa Monreal — Oct. 17, 2005
Prepared by (Print) — Signature — Date

John Nall — Jon Nall — Ellen Carroll, Environmental Coordinator (for) — 10/17/05
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Issa V. Mitri/Cingular Wireless for a Development Plan/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of four 4-foot panel antennae located on 17.1-foot poles in two sectors and associated ground mounted equipment. The project will result in the disturbance of approximately 2,250 square feet of a 28 acre parcel. The project site is within the Agricultural land use category and is located on the west side of Villa Creek Road (at 4880 Villa Creek Road), northeast of Highway 1, approximately eight miles north of the community of Cayucos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 046-091-040 SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Local Coastal Plan/Program

EXISTING USES: Residence, Undeveloped

TOPOGRAPHY: Gently to moderately sloping

VEGETATION: Grasses

PARCEL SIZE: 28 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; Residence, agricultural buildings	*East:* Agriculture; undeveloped
South: Agriculture; Highway 1, undeveloped	*West:* Agriculture; Residence

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. **AESTHETICS** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☒	☐	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
*f) Other:*_____	☐	☐	☐	☐

Setting. The project site is located on the west side of Villa Creek Road, adjacent and to the north of Highway 1, approximately eight miles north of the community of Cayucos (refer to Figures 1 and 2). Highway 1 is a State and Federally designated Scenic Roadway in the project location. The surrounding topography consists of moderately to steeply sloping grassland with pine and eucalyptus trees near the ridge top and along the western property line. A single-family residence is located near the ridge top and is highly visible for approximately 10 seconds as seen from the northbound travel lane of Highway 1. Intervening topography and mature vegetation located along the western property line provide a visual screen for the existing development on the project site. Electrical power poles and power lines are located along the hillside, near the western property line.

Impact. The proposed project includes four 4-foot panel antennae located on 17.1-foot poles in two sectors and associated ground mounted equipment located within a 500-square foot lease area located west of the single-family residence. The facility is proposed on a hillside immediately east of the western property line, and is surrounded/backdropped by mature eucalyptus and pine trees ranging from approximately twenty to eighty feet in height. Intervening topography and existing vegetation block the majority of views of the proposed facility as seen from north and southbound Highway 1. The two south-facing antennae would be located in front of a grove of mature pine trees and would be visible as seen from northbound Highway 1. The applicant provided mock-ups of the proposed facility and has revised the project to move the antennae closer to the existing vegetation and paint the poles dark green to increase the effectiveness of the visual backdrop provided by the existing trees. A diamond-shaped microwave dish is proposed on the south-facing antennae. A second similarly designed wireless facility could be accomodated within the proposed area of disturbance. A *Visual Impact Assessment* (Lawrence Headly & Associates; August 8, 2005) prepared for the project did not identify any significant impacts of the proposed facility due to the stealth design, location of public roads and existing screening located in the project area. Existing topography could provide additional screening of the equipment shelter.

Although the proposed project would increase the visiblity of built elements as seen from Highway 1, removal of four telephone poles approximately 40 feet tall and 12 inches wide each would significantly reduce the visibility of built elements on the project site. Implementation of the proposed project including two sets of two panel antennae, two future antennae sets, and associated equipment would result in no net impact to visual resources if the power poles along the hillside were removed (refer to Figures 3 through 6). Undergrounding of utilities would occur for approximately 350 feet along the existing unpaved driveway located north of the residence. The driveway is not visible from any public road.

Mitigation/Conclusion. The proposed project will be difficult to distinguish because of the stealth design of the wireless facility as stub-mount poles and presence of screening/backdrop vegetation and topography. The applicant has agreed to paint the proposed facility, eliminate the proposed microwave dish, move the equipment shelter approximately 25 feet to the northeast to further utilize existing topography for screening of the facility, and remove four overhead power poles (refer to Exhibit B). These measures would reduce visual impacts of the proposed project to less than significant and no further mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed project site is located in the Agriculture land use category on an approximately 28-acre parcel, within a proposed 500 square-foot wireless facility lease area. The soil types mapped for the project site include, Cropley clay, Salinas loam, Lopez-Rock outcrop complex, and Los Osos loam. As described in the Natural Resource Conservation Service (NRCS) Soil Survey, these soils are considered Class II and VII. No agriculture uses are occurring on the parcel.

The proposed wireless facility includes installation of barbed wire fencing surrounding the stub-mount antennae. Proposed site disturbance would be limited to grading required for construction of the equipment shelter, antennae, under-grounding of utilities, and conduit installation. No other site disturbance is proposed. All disturbed areas would be vegetated with a native seed mix, compatible with the surrounding environment. The proposed project was referred to the County Department of Agriculture and less than significant agricultural impacts are anticipated (Marlene Bartsch; May 4, 2004).

Mitigation/Conclusion. Based on project design, proposed minimal site disturbance, and lack of agricultural activities on the project site, no impacts to agricultural resources are anticipated and no mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 2,250 square feet for construction of a wireless communications facility and associated utility trenching. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. Based on the above discussion and lack of significant air quality impacts, no mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in a loss of unique or special status species or their habitats?*	☐	☐	☒	☐
b) *Reduce the extent, diversity or quality of native or other important vegetation?*	☐	☐	☒	☐
c) *Impact wetland or riparian habitat?*	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. The vegetation in the project area consists of grasses, eucalyptus, and pine trees. Several special-status species including southwestern pond turtle (*Clemmys marmorata pallida*), tidewater goby (*Eucyclogobius newberryi*), and California red-legged frog (*Rana aurora draytonii*) are identified by the California Natural Diveristy Database (CNDDB) as occuring approximately 0.1 mile south and east of the property in association with Villa Creek. The proposed project is located near the western property boundary and would not result in disturbance within the vicinity of riparian habitat areas. Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*), a California Native Plant Society (CNPS) List 1B species is mapped as occurring approximately 0.3 mile southwest of the property. The project area does not contain adequate habitat for the species and no impacts are anticipated.

Sensitive Vegetation. The project area includes a grove of Monterey pine (*Pinus radiata*) trees located near the northwestern corner of the property. No trimming or removal of trees is proposed or authorized in association with this project. Presence of a biological monitor would be required during initial site disturbance to establish construction limits and to ensure construction activities do not adversely impact the surrounding sensitive vegetation.

Mitigation/Conclusion. The applicant would be required to prepare a sedimentation and erosion control plan (refer to Section 6, Geology and Soils). Based on the proposed project, absence of special-status species within the project area, preparation of a sedimentation and erosion control plan and presence of a biological monitor, no significant biological impacts are expected to occur, and no additional mitigation measures are necessary.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☒	☐	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The project site is located in an area historically occupied by the Obispeño Chumash. A *Phase I Archaeological Inventory Survey of 4880 Villa Creek Road* (Leroy Laurie; November 24, 2004) was prepared to assess if cultural resources are present on or in the vicinity of the proposed project site. The records search indicated that four archeologically sensitive sites are documented near the project site. During the field surface survey conducted by the archeologist, site visibility was poor due to dense grasses and no evidence of prehistoric or historic cultural resources were observed

on the project site. No potentially historic structures are present on the project site and no paleontological resources are known to exist in the area.

Impact. Due to the proximity of Villa Creek, presence of nearby recorded archaeological sites, and poor visibility during the initial site survey, cultural resources may be present on the project site within the proposed area of disturbance. Presence of an archaeological monitor during initial site disturbance would be required.

Mitigation/Conclusion. Based on the above discussion, cultural resources may be present within the proposed area of disturbance. An archaeological monitor would be present during initial site disturbance to survey disturbed areas and identify presence/absence of significant cultural resources. In the event any resources are discovered during construction, all activities in the vicinity shall cease, and the appropriate agencies shall be contacted (refer to Exhibit B).

6. GEOLOGY AND SOILS - *Will the project:*		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?***	☐	☐	☒	☐
b)	***Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?***	☐	☐	☒	☐
c)	***Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?***	☐	☒	☐	☐
d)	***Change rates of soil absorption, or amount or direction of surface runoff?***	☐	☐	☒	☐
e)	***Include structures located on expansive soils?***	☐	☐	☒	☐
f)	***Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?***	☐	☐	☒	☐
g)	***Involve activities within the 100-year flood zone?***	☐	☐	☐	☒
h)	***Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?***	☐	☐	☒	☐
i)	***Preclude the future extraction of valuable mineral resources?***	☐	☐	☒	☐

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
*j) Other:*_____	☐	☐	☐	☐

Setting. GEOLOGY - The topography of the project is gently to moderately sloping. The area proposed for development is located near but outside of the Geologic Study Area designation. The landslide risk potential is considered high. The liquefaction potential during a ground-shaking event is considered low. Active faulting is known to exist near the subject property approximately 3.3 miles south west. The project is not within a known area containing serpentine or ultramafic rock or soils. A *Geotechnical Investigation* was prepared for the project (Toro International; May 23, 2005) and the project site was determined to be adequate for construction of the proposed facility with incorporation of design recommendations. The applicant is required to comply with recommendations in the geologic report, therefore no significant impacts are anticipated and no mitigation measures are necessary.

DRAINAGE – The area proposed for development is located near a ridge top, and outside the 100-year Flood Hazard designation. The closest creek is Villa Creek, which is located approximately 0.1 mile to the east from the property. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly/not well drained. The project would result in approximately 250 square-feet of permanent site disturbance and is not anticipated to create significant drainage impacts on the project site.

SEDIMENTATION AND EROSION - The soil types include: Cropley clay (0-2%) Salinas loam (0-2%) Lodo-Rock outcrop complex (9-30%), and Los Osos Loam (15-30%). As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility, and low to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. The applicant is proposing to disturb approximately 2,250 square feet for the construction of a wireless equipment shelter, four stub mount antennae and under-grounding of utilities. Due to the moderate to high erodibility of onsite soils and proximity of sensitive surrounding vegetation, the proposed project may cause down gradient sedimentation and erosion impacts unless adequate measures are implemented during construction and disturbed areas are properly revegetated following construction.

Mitigation/Conclusion. To mitigate for potential erosion and sedimentation impacts, the applicant has agreed to prepare and implement a sedimentation and erosion control plan as described in Exhibit B. The plan would be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures. Implementation of the approved sedimentation and erosion control plan would mitigate potential impacts to a level of insignificance and no additional measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	☒	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☐	☒
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☒	☐	☐
e) Create any other health hazard or potential hazard?	☐	☒	☐	☐
f) Other: _____	☐	☐	☐	☐

Setting/Impact. The project site is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. The project site is located in a moderate fire hazard zone. The proposed project was referred to CDF/County Fire (Clint Bullard; March 17, 2004) and the project is exempt from CDF requirements.

RF Exposure. A Radio Frequency (RF) analysis (Hammett & Edison, Inc.; March 2, 2004) conducted on the project site to assess proposed RF exposure conditions identified that the exposure from the site would be well below thresholds requiring mitigation at approximately 6.2% of the applicable public limit. Proper information signs would be placed on the fences surrounding the antennae. The applicant is required to submit a hazardous materials business plan to the County Environmental Health Division for operation of the proposed cell site (Laurie Salo; September 17, 2004).

Mitigation/Conclusion. Based on the above discussion, compliance with CDF measures, sign placement, and provision of information to appropriate agencies, no significant hazard and hazardous waste impacts are expected to occur (refer to Exhibit B) and no additional mitigation measures are necessary.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The nearest sensitive receptor is a single-family residence located approximately 200 feet east of the proposed project. All ground-mounted improvements would be located within a fenced enclosure surrounded by pine trees. The proposed project would not generate and would not be exposed to significant stationary or transportation-related noise sources, therefore, no significant noise impacts are expected to occur and no mitigation measures are necessary.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed telecommunications facility would not result in a need for a significant amount of new housing or displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☐	☒
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

Setting/Impact. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is approximately 5.5 miles to the southeast. The closest Sheriff substation is in Los Osos, which is approximately 16 miles from the proposed project. The proposed project was referred to Public Works/Caltrans and no significant concerns were identified. This project, along with numerous others in the area would have a cumulative effect on police and fire protection.

Mitigation/Conclusion. The proposed facility would be unmanned and would not result in any significant impacts to public services or utilities. Public facility programs have been adopted to address cumulative impacts to a level of insignificance. No mitigation measures are necessary.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

Setting/Impact. The County Trails Plan does not show a future trail being considered on the subject property, and no recreational facilities are present in the vicinity. The project is not proposed in a location that would affect any trail, park or other recreational resource, and would not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. Based on the above discussion and lack recreational resources on the project site, no impacts are anticipated and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☐

Setting/Impact. Construction equipment and occasional maintenance vehicles would use Highway 1 and Adobe Road to access the proposed project site. No other trips would be generated by the proposed facility. Both Adobe Road (local) and Highway 1 (arterial) currently operate at acceptable levels of service. This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No significant impacts were identified; therefore, no specific traffic-related mitigation measures are necessary.

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☐	☒

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	☐	☐	☐	☒
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed project is an unmanned wireless telecommunications facility and would not generate wastewater or require wastewater disposal.

Mitigation/Conclusion. No wastewater impacts are anticipated and no mitigation measures are necessary.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☐	☒
d) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
e) Adversely affect community water service provider?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting/Impact.

Surface Water. The nearest source of surface water is Villa Creek, located approximately 0.1 mile to the east of the proposed lease area. The Sedimentation and Erosion Control Plan described in Section 6, Geology would minimize the potential for incidental down-gradient sediment discharge to a level of insignificance.

Water Usage. The proposed unmanned telecommunications facility would not require the use of any local water services or ground water sources.

Mitigation/Conclusion. Based on the above discussion and implementation of a sedimentation and erosion control plan (refer to Exhibit B), no significant impacts are anticipated and no additional measures are necessary.

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., Coastal Zone Land Use Ordinance, Estero Area Plan, Coastal Policies etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, Environmental Health). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*	☐	☒	☐	☐
b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*	☐	☐	☒	☐
c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*	☐	☐	☒	☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☐	County Environmental Health Division	**Not Applicable**
☒	County Agricultural Commissioner's Office	**In File****
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry	**In File****
☐	CA Department of Transportation	**Not Applicable**
☒	Cayucos Community Services District	**In File****
☒	Other North Coast Advisory Council	**In File****
☒	Other Cayucos Land Use Committee	**In File****

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☒ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan
- ☒ Estero Area Plan and Update EIR
- ☐ Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other ____

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Hammett & Edison, Inc. March 2, 2004. *AT&T Wireless. Proposed Base Station (Site No. 950-018-003A) 4880 Villa Creek Road. Cayucos, California.*

Laurence Headley & Associates. August 8, 2005. *Mitri Property Site No. SNBBCAL061A Visual Impact Assessment.*

Leroy Laurie. Cultural Resource Management Services. November 24, 2004. *Phase I Archaeological Inventory Survey of 4880 Villa Creek Road Cayucos, San Luis Obispo County, California (Bechtel Site 950018003A: Mitri Residence).*

Toro International. May 23, 2005. *Geotechnical Investigation for AT&T Wireless Steel Poles and Equipment Slab. Mitri Residence-950-018-003A 4880 Villa Creek Road. Cayucos, California.*

Exhibit B - Mitigation Summary Table

Aesthetic Resources

VR-1 **Prior to issuance of construction permits,** the applicant shall revise the project plans as follows:

a. Equipment location shall be moved 25 feet to the northeast to visually screen the equipment as seen from Highway 1 using existing topography in case disease, fire, or other natural event eliminates existing vegetation screening.

b. The microwave dish shall be removed from project plans. No microwave dish is authorized.

c. The four power poles up the ridgeline from Highway 1 to the property residence shall be removed. Utilities shall be under grounded along the existing access driveway.

VR-2 **For the life of the project,** existing trees must be maintained for visual screening. In the event of disease, fire, or other natural event, within 30 days the applicant shall prepare and implement a Visual Screening Maintenance Program to ensure antennae do not silhouette above the skyline and equipment is not visible from public roads. Measures may include but are not limited to backdrop screening trees, painting, or relocation.

VR-3 **Prior to issuance of a construction permit,** the applicant shall submit a color board for all proposed improvements (including, but not limited to antennas, mounting brackets, cable, posts, equipment shelters, generators). The color to be used shall be muted camouflage color with a matte finish to blend with the surrounding vegetation and/or terrain.

VR-4 **Prior to final inspection,** the applicant shall paint all proposed improvements the colors approved by the Department of Planning and Building.

Biological Resources

BR-1 **Prior to issuance of construction permit,** the applicant shall retain a qualified individual, approved by the Environmental Coordinator, to monitor all grading activities on the project site and on a weekly basis during construction to ensure proper implementation of sedimentation and erosion control methods, tree protection and limits of site disturbance. The individual shall submit a letter to the Environmental Coordinator verifying that s/he has been retained and shall provide a monitoring summary report as well as verification upon project completion that no impacts to adjacent vegetation occurred or provide mitigation measures to restore adjacent vegetation.

Cultural Resources

CR-1 **Prior to issuance of construction permit,** the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;

B. Description of how the monitoring shall occur;
C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
D. Description of what resources are expected to be encountered;
E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
F. Description of procedures for halting work on the site and notification procedures;
G. Description of monitoring reporting procedures.

CR-2 **During all ground disturbing construction activities,** the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-3 **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first),** the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. [If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Geology and Soils

GS-1 **Prior to issuance of building permit,** the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

a) Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

b) Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

c) Control of off-site effects: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Hazards/Hazardous Materials

HR-1 **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

HR-2 **Prior to issuance of construction permit,** the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed cellular facility to the County Environmental Health office for review and approval.

HR-3 **Prior to final inspection,** Environmental Health will verify implementation of Hazardous Materials Business Plan.

OCTOBER 28, 2005

DEVELOPER'S STATEMENT FOR
MITRI/CINGULAR DEVELOPMENT PLAN;
ED03-488; D030158D

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

NOTE: THE ITEMS CONTAINED IN THE BOXES LABELED "MONITORING" DESCRIBE THE COUNTY PROCEDURES TO BE USED TO ENSURE COMPLIANCE WITH THE MITIGATION MEASURES.

AESTHETIC RESOURCES

VR-1 **Prior to issuance of construction permits,** the applicant shall revise the project plans as follows:

a) Equipment location shall be moved 25 feet to the northeast to visually screen the equipment as seen from Highway 1 using existing topography in case disease, fire, or other natural event eliminates existing vegetation screening.

b) The microwave dish shall be removed from project plans. No microwave dish is authorized.

c) The four power poles up the ridgeline from Highway 1 to the property residence shall be removed. Utilities shall be under grounded along the existing access driveway.

MONITORING: The Department of Planning and Building shall review and approve revised plans.

VR-2 **For the life of the project,** existing trees must be maintained for visual screening. In the event of disease, fire, or other natural event, within 30 days the applicant shall prepare and implement a Visual Screening Maintenance Program to ensure antennae do not silhouette above the skyline and equipment is not visible from public roads. Measures may include but are not limited to backdrop screening trees, painting, or relocation.

MONITORING: The Department of Planning and Building shall review and approve Visual Screening Maintenance Plan.

VR-3 **Prior to issuance of a construction permit,** the applicant shall submit a color board for all proposed improvements (including, but not limited to antennas, mounting brackets, cable, posts, equipment shelters, generators). The color to be used shall be muted camouflage color with a matte finish to blend with the surrounding vegetation and/or terrain.

MONITORING: The Department of Planning and Building shall review and approve color board.

VR-4 **Prior to final inspection**, the applicant shall paint all proposed improvements the colors approved by the Department of Planning and Building.

MONITORING: The Department of Planning and Building shall verify adequate painting of improvements.

BIOLOGICAL RESOURCES

BR-1 **Prior to issuance of construction permit,** the applicant shall retain a qualified individual, approved by the Environmental Coordinator, to monitor all grading activities on the project site and on a weekly basis during construction to ensure proper implementation of sedimentation and erosion control methods, tree protection and limits of site disturbance. The individual shall submit a letter to the Environmental Coordinator verifying that s/he has been retained and shall provide a monitoring summary report as well as verification upon project completion that no impacts to adjacent vegetation occurred or provide mitigation measures to restore adjacent vegetation.

MONITORING: The Department of Planning and Building shall verify retention of a biological monitor.

CULTURAL RESOURCES

CR-1 **Prior to issuance of construction permit,** the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

A. List of personnel involved in the monitoring activities;
B. Description of how the monitoring shall occur;
C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
D. Description of what resources are expected to be encountered;
E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
F. Description of procedures for halting work on the site and notification procedures;
G. Description of monitoring reporting procedures.

MONITORING: The Department of Planning and Building in consultation with the Environmental Coordinator shall review and approve the monitoring plan.

CR-2 **During all ground disturbing construction activities,** the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the

immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

MONITORING: The Department of Planning and Building in consultation with the Environmental Coordinator shall verify retention of a qualified archaeologist.

CR-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. [If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

MONITORING: The Department of Planning and Building in consultation with the Environmental Coordinator shall verify compliance.

GEOLOGY AND SOILS

GS-1 Prior to issuance of building permit, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

a) Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

b) Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

c) Control of off-site effects: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

MONITORING: The Department of Planning and Building in consultation with the Environmental Health Division shall verify compliance.

HAZARDS/HAZARDOUS MATERIALS

HR-1 Prior to issuance of construction permit, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

MONITORING: The Department of Planning and Building shall verify compliance.

HR–2 Prior to issuance of building permit, the applicant shall submit a hazardous materials business plan for review and approval by the Environmental Health Division.

MONITORING: The Department of Planning and Building in consultation with the Environmental Health Division shall verify compliance.

HR-3 Prior to final inspection, Environmental Health will verify implementation of Hazardous Materials Business Plan.

MONITORING: The Department of Planning and Building in consultation with the Environmental Health Division shall verify compliance.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

_____ _____

SIGNATURE OF LANDOWNER(S) : Property Owner DATE

10/31/05

SIGNATURE OF APPLICANT(S) : Cingular Wireless DATE

_____ NAME OF OWNER – PRINT

Phillip Brown NAME OF APPLICANT - PRINT

OCTOBER 28, 2005

MONITORING: The Department of Planning and Building shall verify compliance.

HR-2 Prior to issuance of building permit, the applicant shall submit a hazardous materials business plan for review and approval by the Environmental Health Division.

MONITORING: The Department of Planning and Building in consultation with the Environmental Health Division shall verify compliance.

HR-3 Prior to final inspection, Environmental Health will verify implementation of Hazardous Materials Business Plan.

MONITORING: The Department of Planning and Building in consultation with the Environmental Health Division shall verify compliance.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

SIGNATURE OF LANDOWNER(S) Property Owner 11-05-05 DATE

SIGNATURE OF APPLICANT(S) : Cingular Wireless DATE

CLAY AKEY NAME OF OWNER – PRINT

NAME OF APPLICANT - PRINT

Lauren

COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: May 4, 2004

TO: **Coastal Team, Planning and Building Department**

FROM: **Marlene Bartsch, GIS Agriculture Technician, Agriculture Commissioner's Office** mb

RECEIVED
MAY 07 2004
SLO CO PLANNING & BLDG.

SUBJECT: **Mitri Development Plan D030158D AT&T Wireless Cell Site**

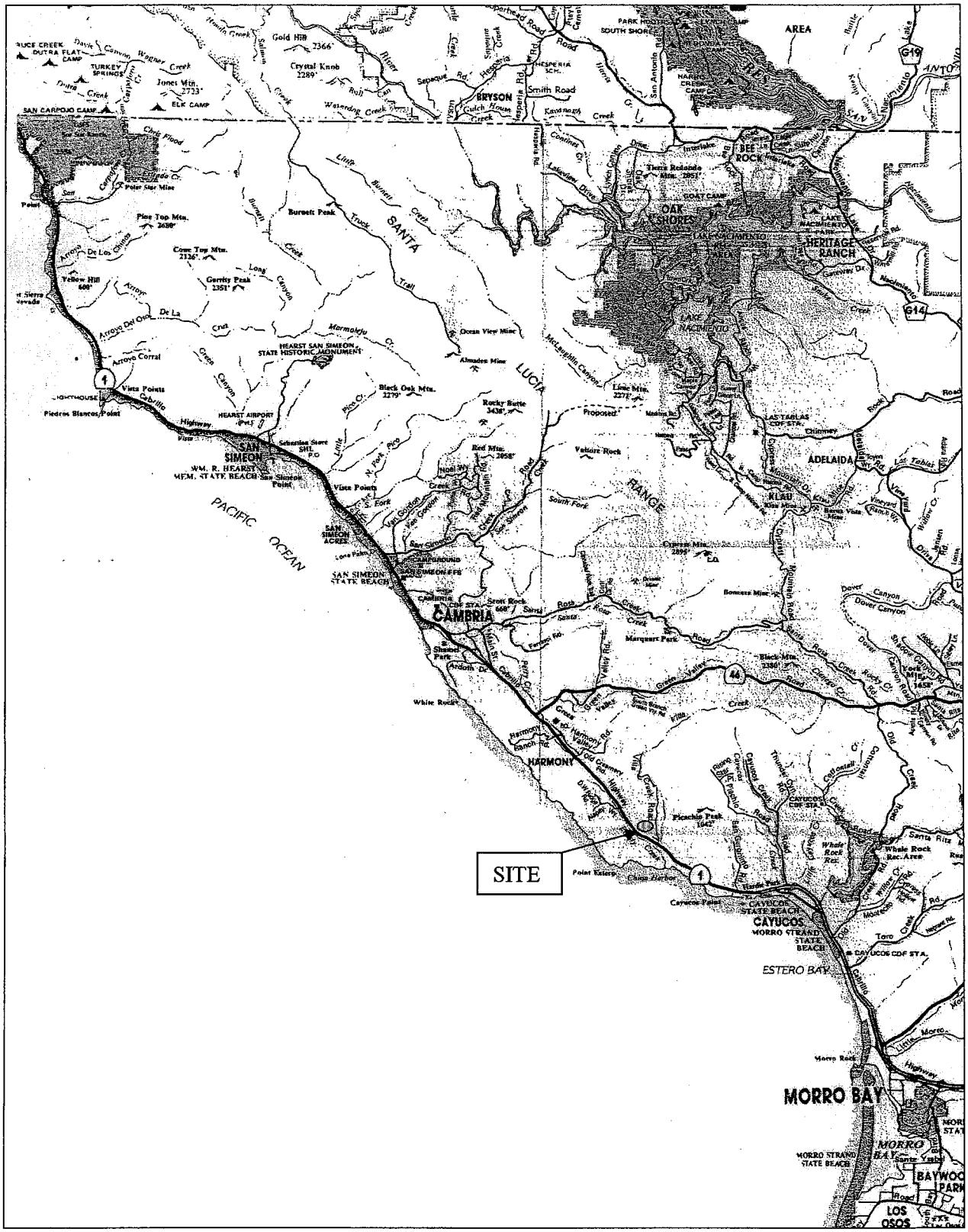
Summary of Findings

The Agriculture Department's review finds that the proposed Mitri Development Plan for a cell site resulting in 400 square feet of disturbance on a 25.01 acre parcel currently used for rangeland will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ■ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the property owner to minimize the disruption to existing grazing activities.
- ☐ **No Anticipated Impact** to agricultural resources or operations.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

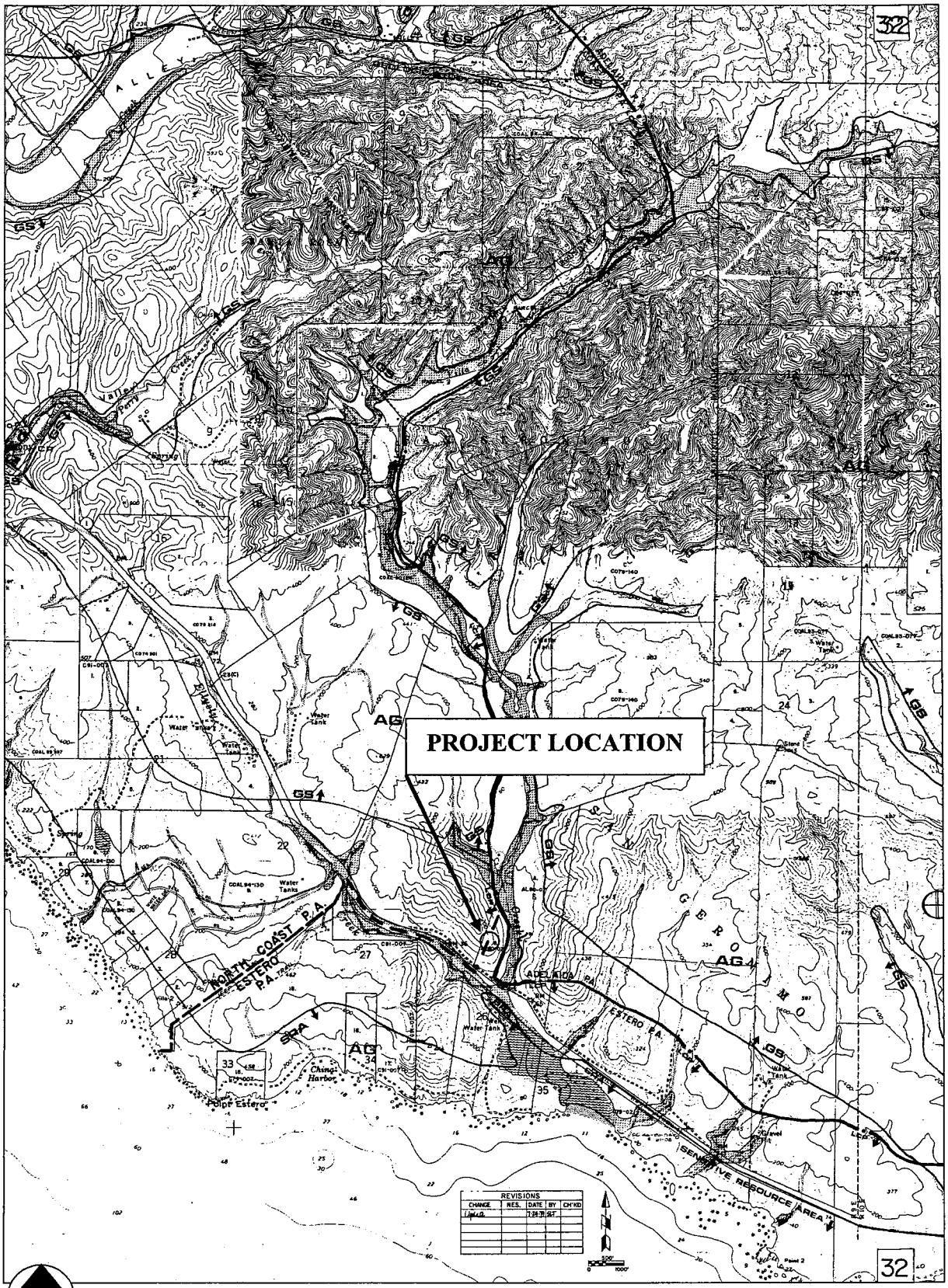
If you have questions, please call 781-5915



Source: Compass Maps

NORTH
Not to Scale

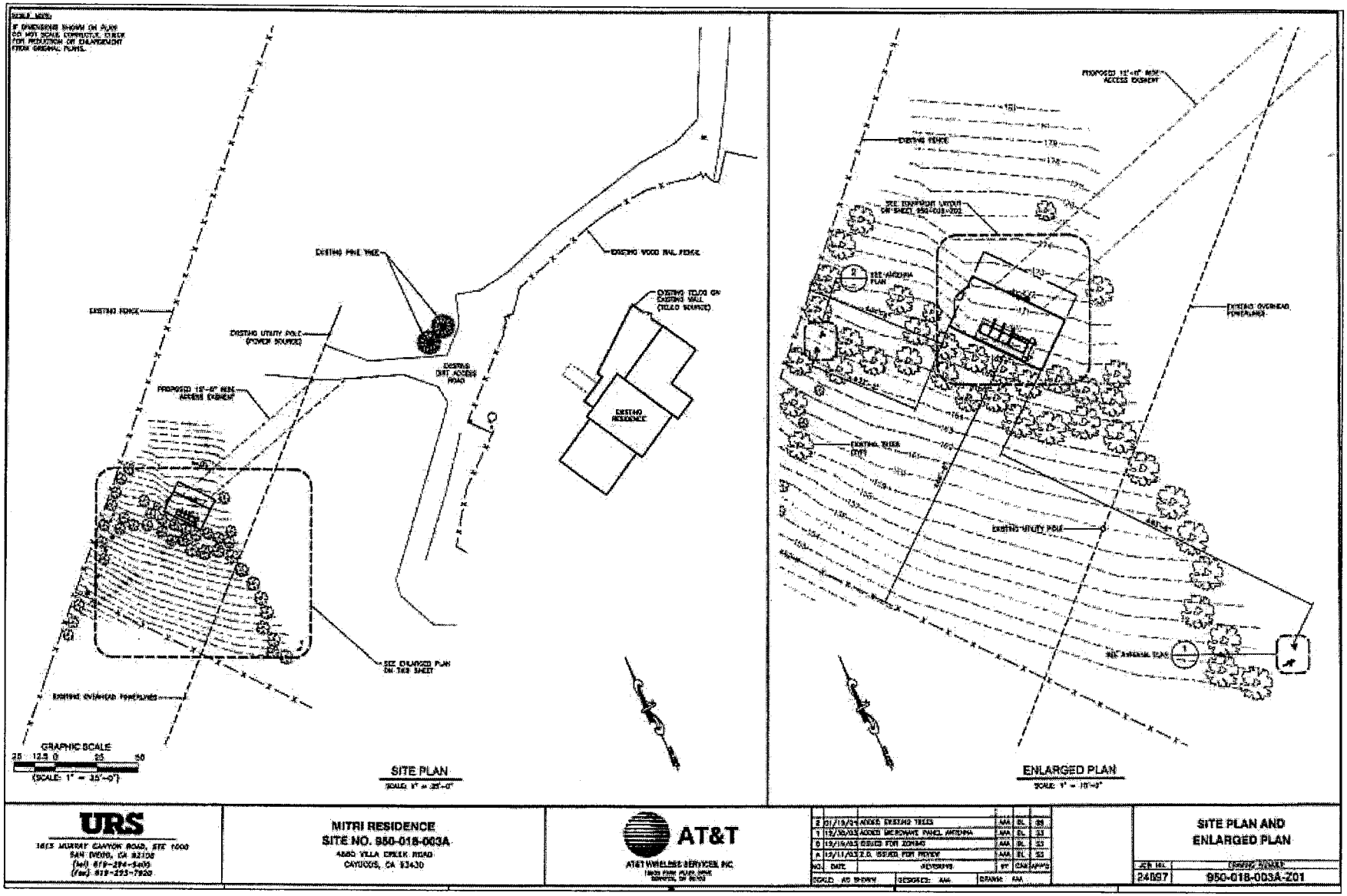
VICINITY MAP
FIGURE 1



Source: County of San Luis Obispo

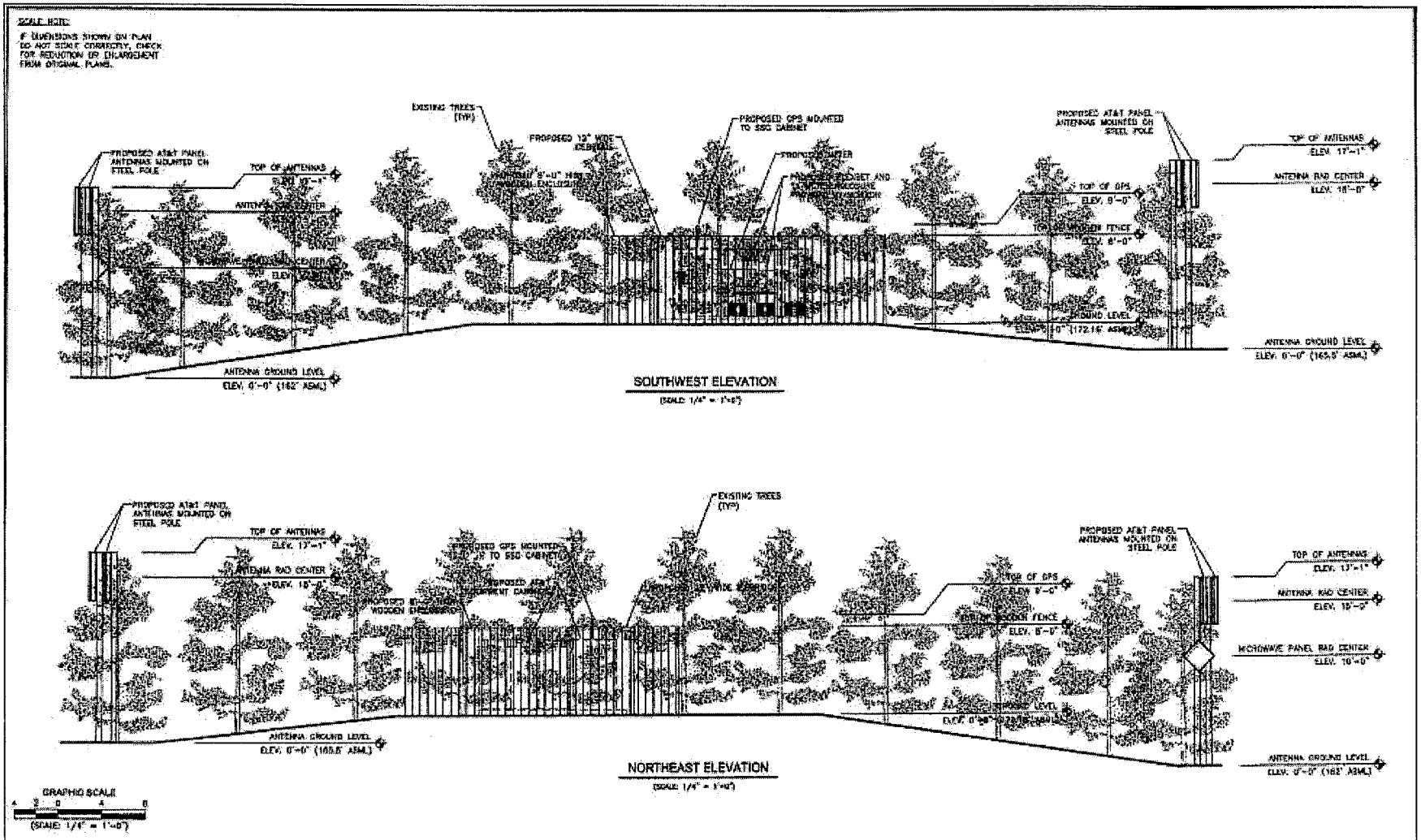
NORTH
Not to Scale

LAND USE CATEGORY MAP
FIGURE 2



Source: URS

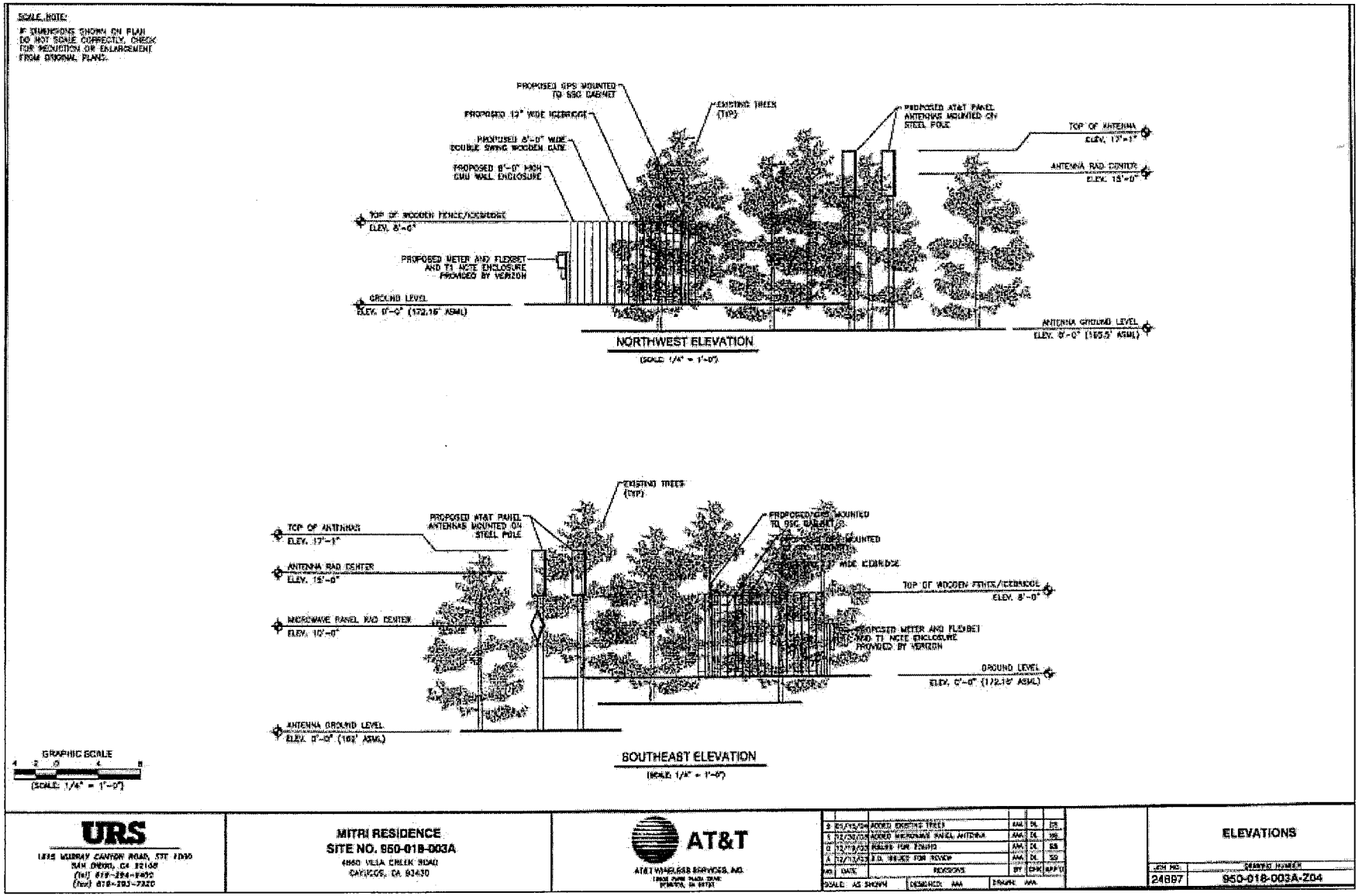
SITE PLAN
FIGURE 3



Source: URS

NORTH
Not to Scale

SW and NE ELEVATIONS
FIGURE 4



Source: URS

NW and SE ELEVATIONS
FIGURE 5

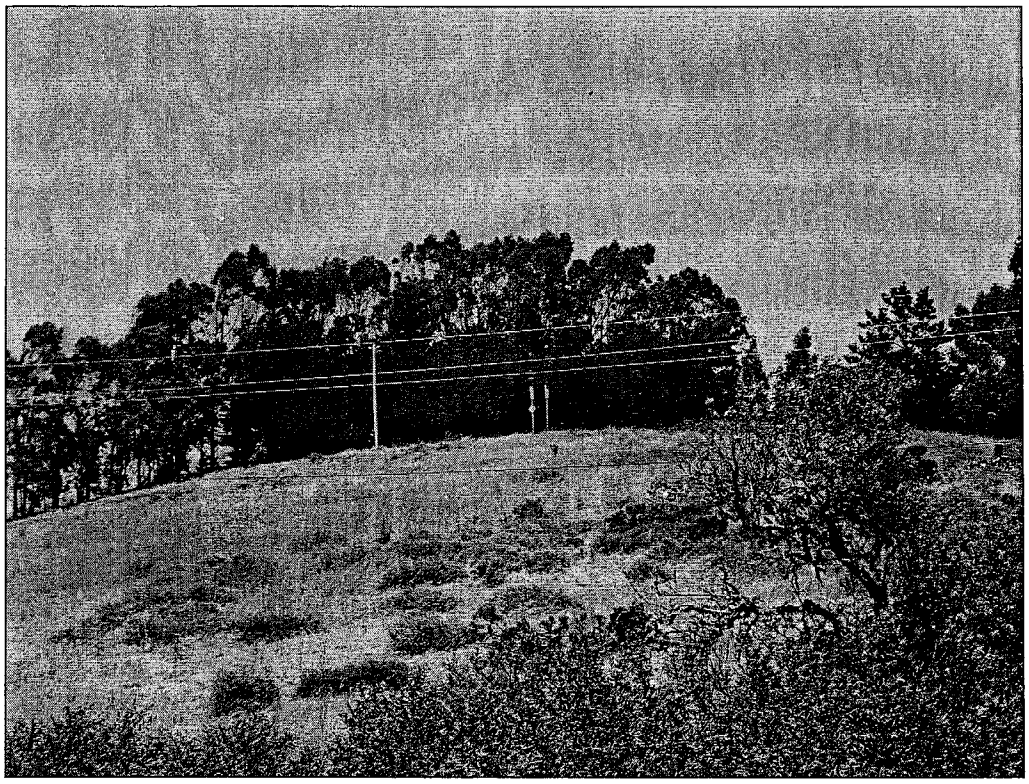


PHOTO 1: Close up view of mockups as seen from Northbound Highway 1.

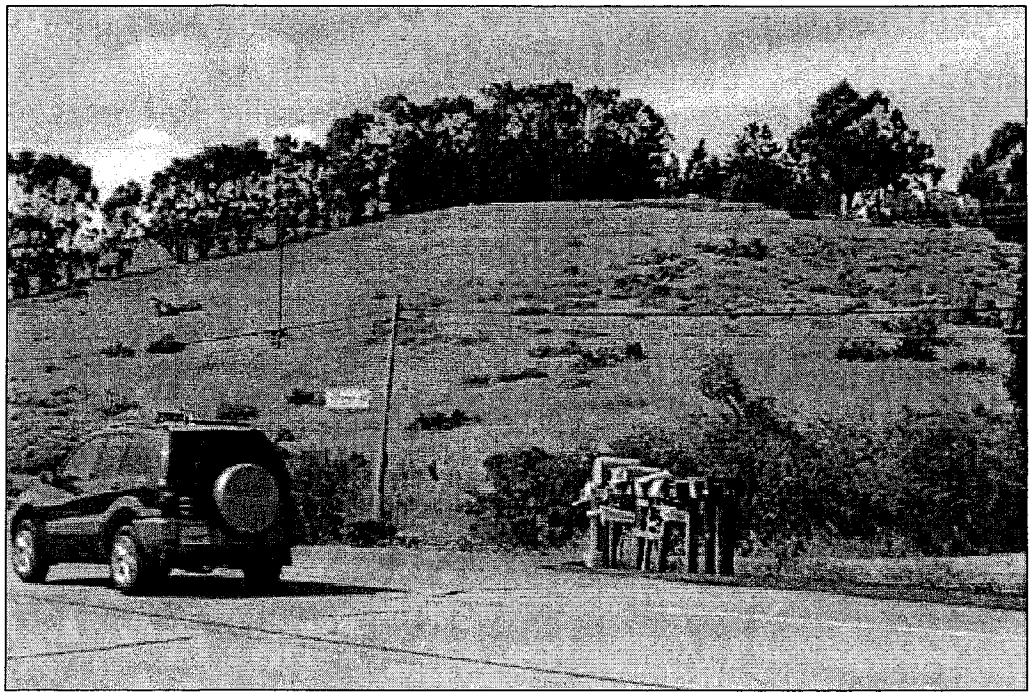


PHOTO 2: View of mockups from Northbound Highway 1. Simulated mitigated project with power poles up the ridgeline removed.

PHOTO DOCUMENTATION
FIGURE 6